



**Hartland Grove, Middlesbrough TS3 0HL**

**welcome to**

## **Hartland Grove, Middlesbrough**

This beautifully presented three-bedroom terraced home offers stylish and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

### **Downstairs W/C**

Toilet, wash hand basin, UPVC double glazed window to front.

### **Kitchen**

11' 5" x 18' 2" ( 3.48m x 5.54m )

Range of base and wall units with complementary work surfaces, dual sink with mixer tap, UPVC double glazed window to rear, integral electric oven, four ring gas hob, extractor fan, recess for fridge/freezer and appliances, radiator, UPVC double glazed door to rear garden.

### **Lounge**

12' 3" x 15' 1" max ( 3.73m x 4.60m max )

UPVC double glazed window to front, radiator, TV point, telephone point, decorative paneled walls.

### **Landing**

Void loft access.

### **Bathroom**

Toilet, wash hand basin, bath with hand held shower attachment, UPVC double glazed window to rear, radiator.

### **Bedroom 1**

12' 10" max x 11' 10" max ( 3.91m max x 3.61m max )

UPVC double glazed window to front, radiator, built in wardrobes.

### **Bedroom 2**

11' 11" x 8' 10" ( 3.63m x 2.69m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 9" x 8' 3" max ( 2.97m x 2.51m max )

UPVC double glazed window to front, radiator, bulk head from stairs, storage cupboard.

### **Externally Rear Garden**

Turfed garden, patio area, gate leading onto rear garden, brick built storage shed.





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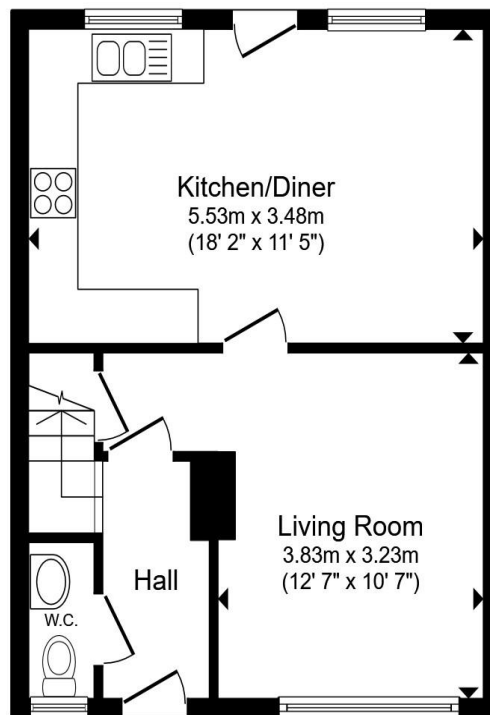
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## Hartland Grove, Middlesbrough

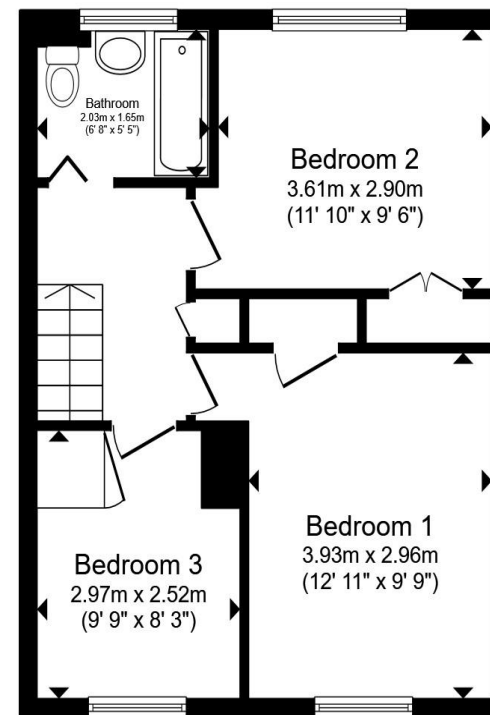
- GREAT FOR FIRST TIME BUYERS
- MODERN KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- REAR GARDEN
- ON-STREET PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£120,000**



Ground Floor



First Floor

Total floor area 82.0 m<sup>2</sup> (882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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